



## Community Development Department

### RENAISSANCE ZONE AUTHORITY MEETING AGENDA June 11, 2020

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Tom Baker Meeting Room

4:00 p.m.

City-County Office Building

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#### SPECIAL NOTICE ON PUBLIC ACCESS

Watch live meeting coverage on Government Access Channels 2 & 602HD, listen to Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org. Agenda items can be found at [www.bismarcknd.gov/agendacenter](http://www.bismarcknd.gov/agendacenter).

Due to ongoing public health concerns related to COVID-19, the City of Bismarck is encouraging citizens to provide their comments for public hearing items via email to [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov). The comments will be sent to the Renaissance Zone Authority prior to the meeting and included in the minutes of the meeting. To ensure your comments are received and distributed prior to the meeting, please submit them by 12 noon on the day of the meeting and reference the agenda item your comment addresses.

If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov) at least one business day before the meeting.

The physical meeting room will be open to the public, but we certainly understand the public wishing to limit their exposure at this time, while

still participating in government. Before entering the City-County Office Building, all individuals will be screened for COVID-19 symptoms or potential exposure. If unable to pass the screening protocol, they will be requested to participate in the meeting remotely, for the public's safety.

Most of the Renaissance Zone Authority members will be attending this meeting remotely.

The number of participants attending in person, including the Renaissance Zone Authority, will be physically limited based on social distancing recommendations by way of the following:

- Live simulcasting (video + audio) of the meeting on televisions in other parts of the City-County Office building.
- Admitting those making presentations to the Renaissance Zone Authority into the Tom Baker Meeting Room when they are asked to present or offer public input and, when that agenda item is complete, inviting them to return to the hallway or other room to watch the remainder of the meeting while maintaining social distancing.



## MINUTES

1. Consider approval of the minutes of the May 14, 2020 regular meeting of the Renaissance Zone Authority.

## REGULAR AGENDA

*Requests for Renaissance Zone and/or Downtown Design Review approval*

### 2. Professional Building Rehabilitation | 418 East Rosser Avenue

- Downtown Design Review | DDR2020-005 ..... 11

*Staff recommendation: Approve*

☐ approve

☐ continue

☐ table

☐ deny

## OTHER BUSINESS

3. Report from the City Staff
4. Report from the Downtowners

## ADJOURNMENT

5. **Adjourn.** The next regular meeting is scheduled for **July 9, 2020.**

Enclosure:     • *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
May 14, 2020**

The Bismarck Renaissance Zone Authority met on May 14, 2020 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Due to ongoing public health concerns related to COVID-19, the meeting was held via Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, George Keiser, Todd Van Orman, Curt Walth and Greg Zenker.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Jannelle Combs (City Attorney), Ben Ehreth (Community Development Director), Will Hutchings (Planner), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Kate Herzog (The Downtowners), Lloyd Deringer, Jason Hageness (JJ Hageness Renovation, LLC), Alex Haecker (AWH Architects), Cole Johnson (Sanford Health) and Nate Hacker (JLG Architects).

**CALL TO ORDER**

Chair Christianson called the meeting to order at 4:00 p.m.

**MINUTES**

The minutes of the March 12, 2020 meeting were distributed prior to the meeting.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the minutes of the March 12, 2020 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

Mr. Walth joined the meeting at this time.

## **RENAISSANCE ZONE PROJECT – 418 EAST ROSSER AVENUE JJ HAGENESS RENOVATION, LLC – REHABILITATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, JJ Hageness Renovation, LLC, is requesting approval of a Rehabilitation Renaissance Zone project for use as office lease space at 418 East Rosser Avenue, otherwise known as the Professional Building. The applicant is proposing a project cost value of \$2,500,000, exceeding the minimum investment threshold of 50% of the assessed building value and at least \$40 per square foot of finished floor area in capital improvements. Mr. Nairn stated that staff believes that replacement of the windows would be sufficient to eliminate any and all deteriorated conditions visible on the exterior of the building and that the brick siding appears to be in good condition. Mr. Nairn stated that no landscaping, which is called for in the design guidelines, has been proposed, but that there are also some utilities beneath the sidewalk of East Rosser Avenue that could be disrupted by tree roots.

Mr. Nairn stated that, based on information contained in the staff report, staff recommends approval of the Rehabilitation Renaissance Zone project 418 East Rosser Avenue for office lease space, as presented in all submitted documents and materials, a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years with the following conditions:

1. Downtown Design Review is approved prior to initiation of any improvements to the exterior of the building.

Mr. Whittey asked if there were any construction bids submitted. Mr. Nairn stated that he has not seen bids but the project cost amount he mentioned was submitted by the applicant.

Chair Christianson opened the public hearing.

There being no comments, Chair Christianson closed the public hearing.

**MOTION:** A motion was made by Mr. Zenker and seconded by Mr. Keiser to approve the Rehabilitation Renaissance Zone project for the building at 418 East Rosser Avenue as presented in all submitted documents and materials, a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years, with the following condition:

1. Downtown Design Review is approved prior to initiation of any improvements to the exterior of the building.

The motion passed with members Fink, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor. Authority member Gawrylow voted against.

Mr. Walth stated that he was concerned with the proposed use of the building since most Renaissance Zone projects have a known end use.

### **DOWNTOWN DESIGN REVIEW – 418 EAST ROSSER AVENUE JJ HAGENESS RENOVATION, LLC – FAÇADE ALTERATIONS**

Mr. Nairn gave an overview of the staff report and stated that the applicant, JJ Hageness Renovation, LLC, is requesting approval for exterior alterations of a Rehabilitation Renaissance Zone project for use as office lease space at 418 East Rosser Avenue. Mr. Nairn stated that the applicant intends to modify the exterior of the building with the addition of cladding in a blue color to accent the southeast corner, roof line, and entrance from East Rosser Avenue, and also intends to replace all windows.

Mr. Nairn stated that the blue cladding material and dimensions have not been submitted to Authority members. The proposed façade alteration does not complement the context of surrounding buildings and does not conform to design guidelines within the DC – Downtown Core zoning district. He stated that the building could also be historic, according to the ordinance, because it is over 50 years old, although it is currently not listed on the National Register of Historic Places

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends continuation of Downtown Design Review for the proposed design for façade alterations at 418 East Rosser Avenue, allowing time for staff and technical advisors to work with the applicant on a design that meets City requirements.

Mr. Keiser asked if there was adequate parking if the building were to be used as a clinic. Mr. Nairn stated that this property is located within the downtown parking district and no off-street parking is required in this district by City ordinance.

Mr. Fink asked that since the use is not yet known what would the process be for changing the use of the building. Mr. Nairn stated that if the applicant wished to change the use, this would typically involve building code and parking review but no zoning change at that location would be necessary.

Mr. Hageness stated that the intent is to create an office building, not a clinic and that the interior layout plan is for office space.

Mr. Walth asked if heating and ventilation and plumbing will be replaced and if the roof has been inspected. Mr. Hageness stated that HVAC will be updated to high efficiency and a new stairway built on the west end. He stated that the roof was inspected and it does not have to be replaced.

Chair Christianson asked if the applicant was gutting the interior. Mr. Hageness stated that they were and that they are taking into account that some like open space offices and stated that the interior will all be new.

Mr. Walth asked if there had been an exterior inspection. Mr. Hageness stated that they did and there was a notation of exterior cracks in some of the brick but that no action was needed.

Mr. Whittey stated that he agrees with staff's recommendation that renderings and materials should be submitted before approval. He stated that he would like to see all elevations. He also recommended that street trees be included in the new plan.

Mr. Keiser stated that the image provided by the applicant violates the nature of the neighborhood.

Mr. Van Orman and Chair Christianson agreed and stated that they would like the applicant to present materials and plans.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Fink to continue review of the design of the project at 418 East Rosser Avenue, allowing more time to provide additional information and consider revisions to the proposed exterior design of the building. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Chair Christianson thanked the applicant for their project.

## **DOWNTOWN DESIGN REVIEW – 715 EAST BROADWAY AVENUE SANFORD OUTPATIENT SURGICAL CENTER – RENOVATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Sanford Health, is requesting Downtown Design Review approval for renovation of a clinic for use as the Sanford Outpatient Surgical Center at 715 East Broadway Avenue. Mr. Nairn stated that the renovation applies to both the interior and exterior of the building as well as site development. He stated that the exterior renovation scope will include new exterior doors, windows, and canopy structures at entrances and on the northwest corner. The siding material will remain EIFS, but will be repaired and repainted with similar colors with the potential for an accent color to match company branding. A new metal panel will be installed on the roof to function as a screen for rooftop equipment since it is currently visible from ground-level. He stated that site improvements will be made to connect parking lots and improve traffic flow.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends

approval of the proposed design for the building at 715 East Broadway Avenue, as presented in all submitted documents and materials, with the following conditions:

1. Safe and direct ADA-accessible pedestrian accommodations are provided from the north entrance to East Broadway Avenue and from the west entrance to North 7<sup>th</sup> Street.
2. Existing street tree wells are enlarged and any removed trees are replanted with site development.
3. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Nairn introduced Nate Hacker of JLG Architects who, in turn, introduced Cole Johnson, Sanford Health.

Mr. Johnson stated that Sanford Health submitted plans using enterprise standards with brick and pre-cast stone and mentioned that he will return to meet with Authority members or technical staff regarding signage at a later time, according to Downtown Design Review standards.

Mr. Hacker thanked Renaissance Zone Authority members and staff for the great working relationship he has experienced. He stated that they will add pedestrian pathways in two locations and would like to propose two enhanced traffic areas off East Broadway Avenue. He stated that he is still evaluating flow between parcels, with separate lots for staff and patient parking. He emphasized using enterprise standards using thinbrick and canopies on north and south corners. He added that corner elements would also be brick or cast stone and EIFS. He stated that the revised submittal was to patch and repair the EIFS around the building and repaint in a color which would complement the brick and stone. He stated that the plans call for new windows and doors in a new waiting and service area, and also stated that there would be sidewalk repairs.

Mr. Walth asked if staff or Authority members would review the materials and colors. Mr. Hacker stated that he is in the process of selecting materials and amenable to providing materials and renderings to Authority members for review.

Mr. Walth stated that he was fine with staff reviewing materials. Mr. Nairn stated that staff would also review for adequate pedestrian accommodations and modifying street tree wells as Forestry has recommended. Mr. Nairn added that these two items are in the suggested staff conditions for approval and added that in off-line discussions with the applicant they have voiced their willingness to work with staff to achieve those goals.

Mr. Johnson clarified that new windows are only expected to be changed if they are a mismatch to the majority opaque-style windows.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the design of the Sanford Health Outpatient Surgical Center renovation at 715 East Broadway Avenue as presented in all submitted documents and materials including the following conditions:

1. The final selection of materials is approved by staff and the technical advisors prior to installation.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

#### **DOWNTOWN DESIGN REVIEW – 420 EAST MAIN AVENUE SCHUETT COMPANIES, INC – RENOVATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Schuett Companies, Inc., is requesting Downtown Design Review approval of revisions to an approved design for the rehabilitation of the Patterson Place apartment at 420 East Main Avenue. Mr. Nairn stated that Downtown Design Review approval was granted by the Downtown Design Review Committee on November 14, 2019.

Mr. Nairn stated that the applicant is proposing three revisions to the approved design. Previously, all stucco was to be removed and a cupped metal tile panel was to be used to replace historic brick that was unavailable. The National Park Service has requested that the metal panels no longer be utilized and the stucco on both the north and west sides will be repaired or repainted as necessary. The stucco that was placed over brick would be removed on the south and east sides facing the streets with the exception of portions of the 10<sup>th</sup> floor, where brick was found to not be present. Secondly, the outdoor stairwell previously proposed within the right-of-way has been removed from the plan, and therefore no encroachment agreement would be necessary. Thirdly, one of the two rooftop signs has been removed from the design. The new design still includes a rooftop sign reading “Patterson Place” facing south.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed revisions to the design for 420 East Main Avenue, as presented in all submitted documents and materials, waiving the prohibition of rooftop signs in Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs) with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.



**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve the revised design of the Patterson Place rehabilitation at 420 East Main Avenue as presented in all submitted documents and materials waiving the prohibition of rooftop signs in Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs) and including the following condition:

1. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Chair Christianson thanked the applicant for meeting with Authority members.

Mr. Haecker confirmed the description from staff and thanked Authority members for their time and commitment.

## **OTHER BUSINESS**

## **DISCUSSION ABOUT FUTURE OF RENAISSANCE ZONE PROGRAM**

Authority members discussed whether the impacts to the economy from COVID-19 have any ongoing relevance to the Renaissance Zone program.

## **REPORT FROM CITY STAFF**

Mr. Nairn stated that the approved Renaissance Zone project at East Avenue A, known as Renaissance Lofts, had been denied a parking variance but is awaiting potential changes to the off-street parking ordinance that would alleviate these concerns.

Mr. Nairn stated that he spoke with Denizen Partners about the 630 Main Apartments and said that the project is moving forward and he anticipates a request for project extension.

## **REPORT FROM THE DOWNTOWNERS**

Ms. Herzog stated that the third Business Impact Report for the community has been completed.

The State's recovery team is working on making businesses better prepared for COVID-19, such as changing to bathrooms where no doors are touched, for example, and requests suggestions from Authority members.

Chair Christianson stated that he was encouraged by two façade restorations at North 4<sup>th</sup> Street and the corner of North 4<sup>th</sup> Street and East Main Avenue.

## **ADJOURNMENT**

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 5:09 p.m. to meet again on June 11, 2020.

Respectfully submitted,

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Sandra Bogaczyk  
Recording Secretary

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Jim Christianson  
Chair



## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 2

June 11, 2020

### Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-007

#### Project Summary

Title:	Professional Building Rehabilitation
Status:	Renaissance Zone Authority
Owner(s):	JJ Hageness Renovation, LLC
Project Contact:	JJ Hageness Renovation, LLC
Location:	418 East Rosser Avenue
Request:	Facade improvements associated with overall rehabilitation of building



#### Staff Analysis



Existing building at 418 East Rosser Avenue

JJ Hageness Renovation, LLC is requesting Downtown Design Review approval for facade improvements to 418 East Rosser Avenue. A Rehabilitation Renaissance Zone project on this property was approved by the Renaissance Zone Authority on May 14, 2020, and by the City Commission on May 25. Approval from the State Department of Commerce is pending, as of writing. During their meeting, the Renaissance Zone Authority continued Downtown Design Review of this project.

The applicant has revised their planned facade improvements. At this time, the exterior alterations of the building are limited to replacement of all windows. Minor repairs to bricks may be necessary as well.

The windows would be all be comprised of fixed aluminum frames in an anodized bronze color with double-paned glass. The preferred glass would have a minor tint, although three options are presented and attached to this staff report. The preferred pane is in the middle. The ordinance requires transparent ground floor windows, and a certain degree of tint has historically been acceptable as long as visibility is maintained.

The individual window panes will be about 5' tall by 4' wide, evenly spaced within the existing horizontal openings.



Illustration of new window panes

(continued)

The design guidelines call for integration with the natural environment, including greenery and landscaping. There are unique constraints to this site. Public utilities exist beneath the sidewalk on the north side of East Rosser Avenue that could be disrupted during tree well installation. The sidewalk was reconstructed in 2018 and tree wells were removed at this time.

Given these constraints, staff recommends applying landscaping material in a similar nature to the adjoining property to the west owned by American Bank Center, which was approved as a Renaissance Zone project in 2010. This would involve a series of planting beds for low-profile plant material along Rosser Avenue and one street tree in the sidewalk of North 5<sup>th</sup> Street. The City Forester supports this recommendation.



*Planting beds with grasses on adjoining property*

### Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

### Staff Recommendation

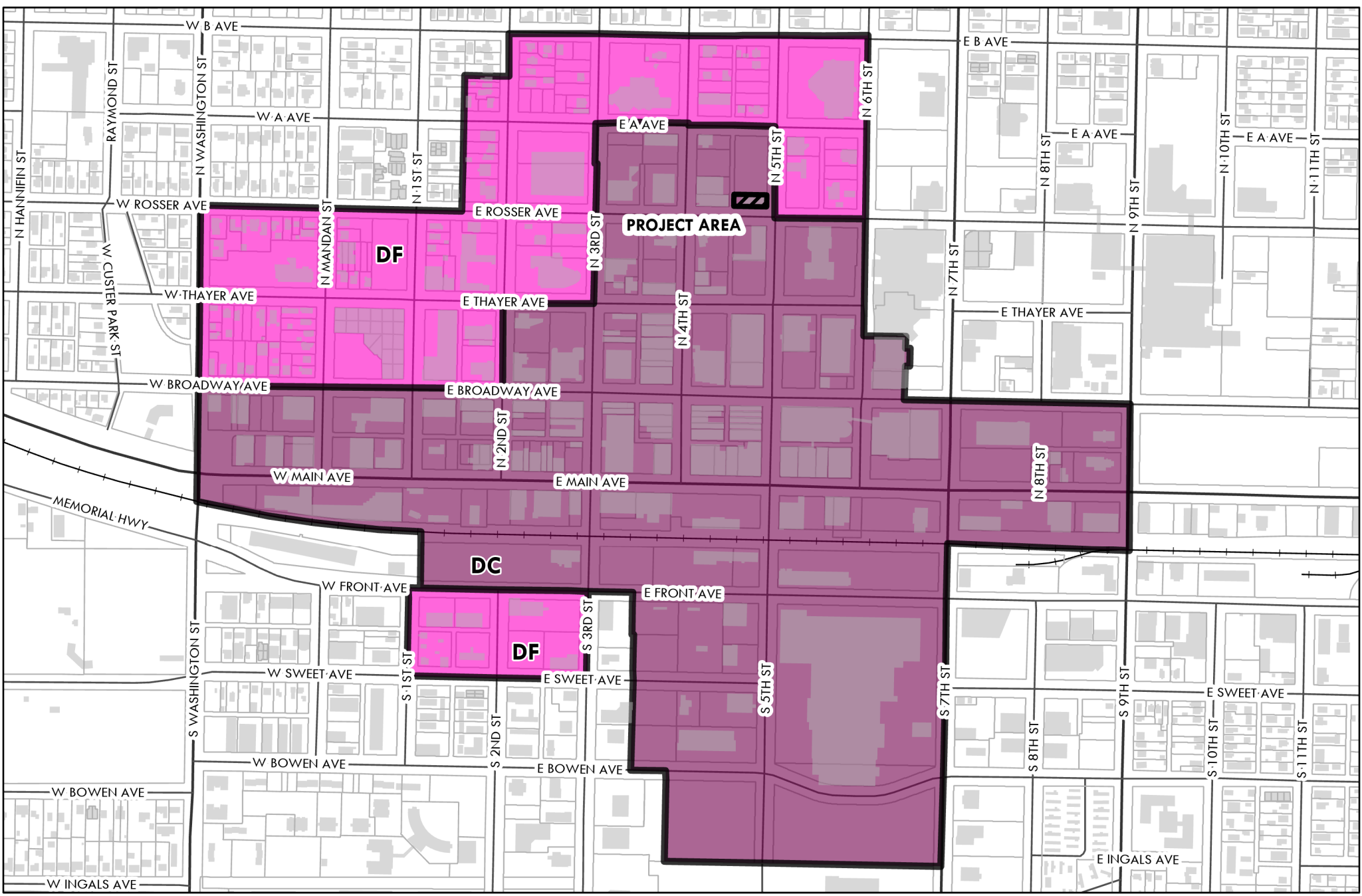
Based on the above findings, staff recommends approval of the proposed design for 418 East Rosser as presented in all submitted documents and materials, with the following conditions:

1. Three planting beds are installed in the sidewalk of North Rosser Street planted with karl foerster grass or an equivalent approved by the City Forester, and one street tree is installed in the sidewalk of North 5<sup>th</sup> Street in compliance with Downtown Streetscape Standards.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

### Attachments

1. Location Map
2. Photos of submitted materials

Staff report prepared by: Daniel Nairn, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)





## Glass Pane Samples



## Aluminum Frame Sample



## BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	N/A	N/A	N/A	N/A
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	03/13/06	N/A	N/A	N/A	N/A
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	12/04/06	N/A	N/A	N/A	N/A
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	07/01/06	N/A	N/A	N/A	N/A
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	09/14/06	N/A	N/A	N/A	N/A
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	08/01/07	N/A	N/A	N/A	N/A
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	08/01/07	N/A	N/A	N/A	N/A
034-B	Larson Latham Heutle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Improve	Completed	09/04/07	09/11/07	10/30/07	05/21/08	\$137,500	\$142,050	\$166,800	\$300,000
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/18/07	12/27/07	06/12/08	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	10/01/08	\$136,836	\$176,955	\$184,400	\$263,500
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	01/29/09	\$238,000	\$167,894	\$803,100	\$1,047,600
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	07/14/08	N/A	N/A	N/A	N/A
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	07/01/09	\$200,000	\$243,344	\$372,300	\$600,000
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	06/27/08	N/A	N/A	N/A	N/A
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/15/08	\$25,000	\$23,375	\$103,100	\$130,000
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/01/09	\$2,500,000	\$3,193,260	\$1,154,600	\$2,654,600
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	04/01/09	N/A	N/A	N/A	N/A
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	10/21/09	\$258,720	\$199,620	\$80,700	\$420,000
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehabilitation	Completed	05/13/09	05/26/09	06/03/09	01/20/11	\$2,145,500	\$1,335,670	\$576,100	\$1,900,000
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/01/09	N/A	N/A	N/A	N/A
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/15/09	N/A	N/A	N/A	N/A
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	09/05/09	N/A	N/A	N/A	N/A
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Improve	Completed	06/10/09	06/23/09	06/25/09	11/01/10	\$245,284	\$246,603	\$231,100	\$350,000
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Improve	Completed	10/14/09	10/27/09	11/25/09	06/17/10	\$727,000	\$620,109	\$437,680	\$843,500
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	07/01/10	N/A	N/A	N/A	N/A
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	07/16/10	\$180,000	\$295,896	N/A	N/A

**BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS**

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	02/10/10	02/23/10	03/02/10	07/13/10	\$75,000	\$140,000	N/A	N/A
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	03/11/10	N/A	N/A	N/A	N/A
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	06/09/10	06/22/10	07/02/10	11/01/10	N/A	N/A	N/A	N/A
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	10/19/10	10/26/10	11/10/10	12/01/10	N/A	N/A	N/A	N/A
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	10/13/10	10/26/10	11/10/10	10/24/11	N/A	N/A	N/A	N/A
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	10/19/10	10/26/10	11/10/10	02/01/11	N/A	N/A	N/A	N/A
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	02/21/11	N/A	N/A	N/A	N/A
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	\$73,996	\$73,514	N/A	N/A
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	N/A	N/A	N/A	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	N/A	N/A	N/A	N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	N/A	N/A	N/A	N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	N/A	N/A	N/A	N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	\$0	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	02/17/15	02/24/15	03/27/15	09/24/15	N/A	N/A	N/A	N/A
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	06/30/15	N/A	N/A	N/A	N/A
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	06/10/15	N/A	N/A	\$0	N/A
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	07/23/15	N/A	N/A	N/A	N/A
115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	07/01/15	N/A	N/A	\$0	N/A
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	\$0	N/A
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	11/17/15	11/24/15	04/25/16	04/25/16	N/A	N/A	N/A	N/A
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Improve	Completed	12/15/15	12/22/15	02/11/16	08/01/18	\$100,000	\$125,140	\$130,200	\$360,000
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	06/21/16	06/28/16	07/20/16	03/31/17	N/A	N/A	N/A	N/A
121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	10/18/16	10/25/16	11/16/16	11/16/16	N/A	N/A	\$0	N/A
122-B	NoodleZip	208 East Main Avenue	Lease	Completed	02/09/17	02/28/17	03/17/17	07/21/17	\$62,000	\$63,950	N/A	N/A
123-B	Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Completed	06/08/17	06/27/17	08/01/17	08/01/17	N/A	N/A	\$0	N/A
124-B	701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
125-B	Active Life Chiropractic, PC	201 West Main Avenue	Lease	Completed	07/13/17	07/25/17	08/02/17	08/02/18	N/A	N/A	N/A	N/A
126-B	Harvester Truck Shop, LLC	122 North Mandan Street	Rehabilitation	Completed	08/10/17	08/22/17	08/28/17	08/29/18	\$590,000	\$633,413	\$349,400	\$1,000,000
127-B	Proximal 50, Inc	122 North Mandan Street	Lease	Completed	08/10/17	08/22/17	08/28/17	08/29/18	N/A	N/A	N/A	N/A
128-B	Traci and Bruce Maragos	100 West Broadway Avenue, Suite 306	Primary Residential	Completed	04/13/17	04/25/17	09/19/17	09/19/17	N/A	N/A	\$0	N/A
129-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	\$0	N/A
130-B	Butterhorn, Inc	210 East Main Avenue	Lease	Completed	09/14/17	09/26/17	10/03/17	05/11/18	\$860,000	\$492,641	N/A	N/A
131-B	Advanced Skin Support, LLC	401 East Broadway Avenue	Lease	Completed	09/14/17	09/26/17	10/18/17	01/12/18	N/A	N/A	N/A	N/A



## BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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132-B	Newgen 1, LLC	112 North 4th Street	Purchase w/ Improve	Completed	10/12/17	10/24/17	10/30/17	03/03/20	\$127,700	\$113,948	\$220,400	\$350,000
133-B	Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	N/A	N/A	N/A	N/A
134-B	The Barbers Wife, LLC	401 East Broadway Avenue	Lease	Completed	11/09/17	11/27/17	12/04/17	08/07/18	N/A	N/A	N/A	N/A
135-B	Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	N/A	N/A	N/A	N/A
136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	10/14/19	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
137-B	The Craftcade, LLC	405 North 4th Street	Lease	Completed	03/08/18	03/27/18	04/11/18	05/15/19	\$215,000	\$227,267	N/A	N/A
138-B	Soul Haven Studios, LLP	209 West Main Avenue	Lease	Completed	11/08/18	11/27/18	12/05/18	06/25/19	N/A	N/A	N/A	N/A
139-B	Schuett Development, LLC	420 East Main Avenue	Purchase w/ Improve	Approved	11/09/17	12/18/18	12/20/18		\$7,182,725	Pending	\$5,509,100	\$7,275,000
140-B	Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	\$0	N/A
141-B	630 Main Apartments	630 East Main	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Completed	05/09/19	05/28/19	06/10/19	03/03/20	N/A	N/A	N/A	N/A
143-B	First Street Lofts	215 S 1st Street	New Construction	Approved	06/13/19	06/25/19	06/27/19		\$7,700,000	Pending	\$186,800	\$7,700,000
144-B	Lander Group/506 Properties, LLC	112-120 E Ave A and 506-510 N 2nd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$2,560,000	Pending	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	202-220 E Ave A and 500-506 N 3rd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$9,150,000	Pending	\$306,100	\$9,500,000
146-B	JJ Hageness Renovation, LLC	418 East Rosser Avenue	Rehabilitation	Approved	05/14/20	05/26/20	06/05/20		\$2,500,000		\$1,085,700	\$2,500,000
									<b>\$105,469,245</b>	<b>\$65,252,599</b>	<b>\$24,333,580</b>	<b>\$108,382,000</b>